

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: SIGOURNEY  
Local Government Number: 54G512

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL	54001	1
SIGOURNEY BELVA DEER INN URBAN RENEWAL	54002	2

**TIF Debt Outstanding: 863,094**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:		Amount of 07-01-2015 Cash Balance Restricted for LMI	
	9,323	0	
TIF Revenue:	62,000		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>62,000</b>		
Rebate Expenditures:	16,825		
Non-Rebate Expenditures:	33,497		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>50,322</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:		Amount of 06-30-2016 Cash Balance Restricted for LMI	
	21,001	0	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 791,771**

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## Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)  
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL  
 UR Area Number: 54001  
 UR Area Creation Date: 02/2005

This Urban Renewal Plan has been developed to help local officials promote economic development in the City of Sigourney. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new residential development.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL INCREM	54076	54077	961,662

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,752,060	0	0	0	-14,816	1,737,244	0	1,737,244
Taxable	0	976,478	0	0	0	-14,816	961,662	0	961,662
Homestead Credits									10

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **7,179** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 34,915  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 34,915**

Rebate Expenditures: 16,825  
 Non-Rebate Expenditures: 8,201  
 Returned to County Treasurer: 0  
**Total Expenditures: 25,026**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **17,068** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

### Prairie View Subdivision

Description:	Residential Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL

### Prairie View Rebate

Debt/Obligation Type:	Rebates
Principal:	448,660
Interest:	0
Total:	448,660
Annual Appropriation?:	Yes
Date Incurred:	05/24/2005
FY of Last Payment:	2022

### 2005 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	54,600
Interest:	7,948
Total:	62,548
Annual Appropriation?:	Yes
Date Incurred:	05/18/2005
FY of Last Payment:	2023

## **Non-Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL**

TIF Expenditure Amount:	8,201
Tied To Debt:	2005 GO Bonds
Tied To Project:	Prairie View Subdivision

## **Rebates For SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL**

### **Prairie View Subdivision**

TIF Expenditure Amount:	16,825
Rebate Paid To:	C B & D Development Inc.
Tied To Debt:	Prairie View Rebate
Tied To Project:	Prairie View Subdivision
Projected Final FY of Rebate:	2022

## TIF Taxing District Data Collection

Local Government Name: SIGOURNEY (54G512)  
 Urban Renewal Area: SIGOURNEY PRAIRIE VIEW SUBDIVISION URBAN RENEWAL (54001)  
 TIF Taxing District Name: SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY PRAIRIE VIEW  
 SUBDIVISION URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 54077  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2005

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,752,060	0	0	0	-14,816	1,737,244	0	1,737,244
Taxable	0	976,478	0	0	0	-14,816	961,662	0	961,662
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,868	961,662	961,662	0	0

FY 2016 TIF Revenue Received: 34,915

## Urban Renewal Area Data Collection

Local Government Name: SIGOURNEY (54G512)  
 Urban Renewal Area: SIGOURNEY BELVA DEER INN URBAN RENEWAL  
 UR Area Number: 54002  
 UR Area Creation Date: 04/2008

This Urban Renewal Plan has been developed to help local officials promote economic development in and around the City of Sigourney. The primary goal of the plan is to stimulate private investment in new commercial and low-and-moderate income (LMI) residential development.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	54078	54079	736,294
SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT	54082	54083	7,440

### Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	53,101	3,238,963	1,919,637	75,880	0	-14,816	5,272,765	0	5,272,765
Taxable	23,737	1,805,191	1,727,675	68,292	0	-14,816	3,610,079	0	3,610,079
Homestead Credits									33

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

2,144

0

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 27,085  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 27,085**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 25,296  
 Returned to County Treasurer: 0  
**Total Expenditures: 25,296**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

3,933

0

**Amount of 06-30-2016 Cash Balance Restricted for LMI**



## Projects For SIGOURNEY BELVA DEER INN URBAN RENEWAL

### NEUR (Belva Deer)

Description:	Development of Commercial Property
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SIGOURNEY BELVA DEER INN URBAN RENEWAL

### NEUR (Belva Deer Inn)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	245,000
Interest:	106,886
Total:	351,886
Annual Appropriation?:	Yes
Date Incurred:	11/02/2008
FY of Last Payment:	2028

## Non-Rebates For SIGOURNEY BELVA DEER INN URBAN RENEWAL

TIF Expenditure Amount:	25,296
Tied To Debt:	NEUR (Belva Deer Inn)
Tied To Project:	NEUR (Belva Deer)

## TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY/SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	54079
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,238,963	1,919,637	75,880	0	-14,816	5,219,664	0	5,219,664
Taxable	0	1,805,191	1,727,675	68,292	0	-14,816	3,586,342	0	3,586,342
Homestead Credits									33

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,450,968	783,512	736,294	47,218	1,639

FY 2016 TIF Revenue Received: 26,884

## TIF Taxing District Data Collection

Local Government Name:	SIGOURNEY (54G512)
Urban Renewal Area:	SIGOURNEY BELVA DEER INN URBAN RENEWAL (54002)
TIF Taxing District Name:	SIGOURNEY CITY AG/ SIGOURNEY SCH/SIGOURNEY BELVA DEER INN URBAN RENEWAL INCREMENT
TIF Taxing District Inc. Number:	54083
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2008

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	53,101	0	0	0	0	0	53,101	0	53,101
Taxable	23,737	0	0	0	0	0	23,737	0	23,737
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	45,250	7,851	7,440	411	11

FY 2016 TIF Revenue Received: 201